

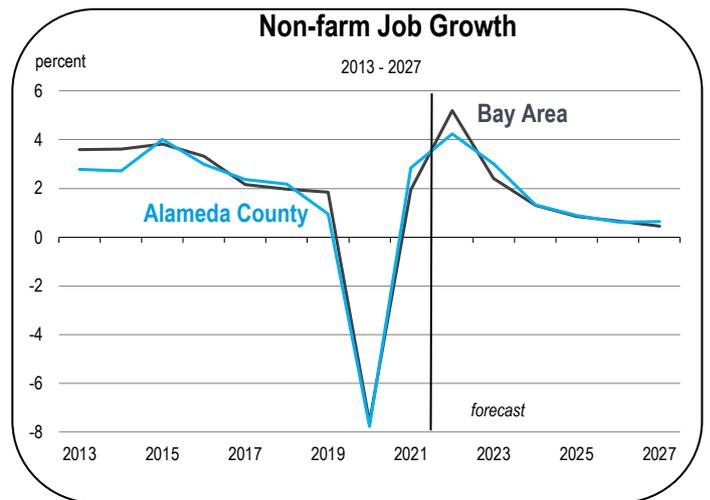
Alameda County Economic Forecast

Forecast Summary

- Approximately 33,000 non-farm jobs will be restored in Alameda County during 2022.
- A full labor market recovery from the 2020 pandemic recession will occur in 2023.
- Employment gains in 2022 will be largest in leisure services, professional business services, healthcare, and retail trade.
- The unemployment rate averaged 6.1 percent in 2021. It is expected to average 3.0 percent in 2022 and 3.3 percent in 2023.
- The Alameda County population is expected to grow slightly faster than the greater Bay Area average during the next 2 years, converging with the region's average by 2025.
- Fewer homes will be built over the forecast period than were built during the previous 5 years.
- Home prices surged in 2021, rising 11 percent. Selling value appreciation in 2022 will average 5 percent. The median price in Alameda is slightly less than the median price for the entire 9 County Bay Area.

Job Growth

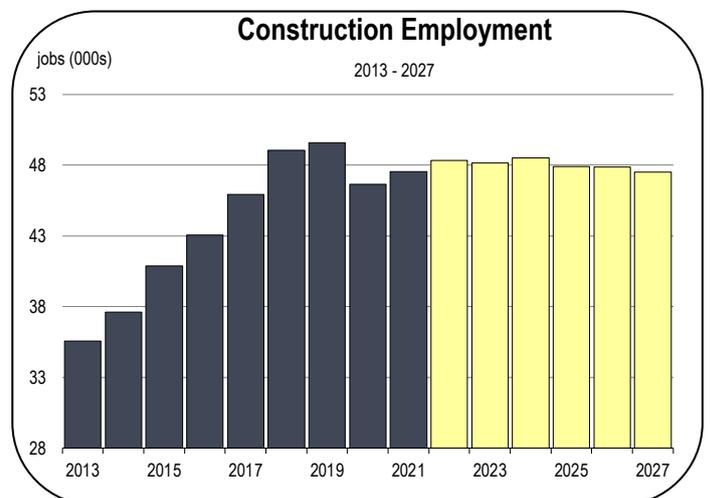
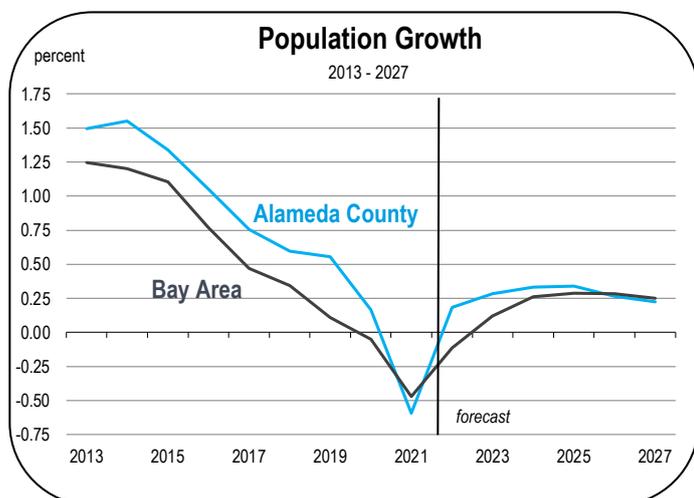
- Total employment in Alameda County will rise by 4.2 percent in 2022, and 2.8 percent in 2023.



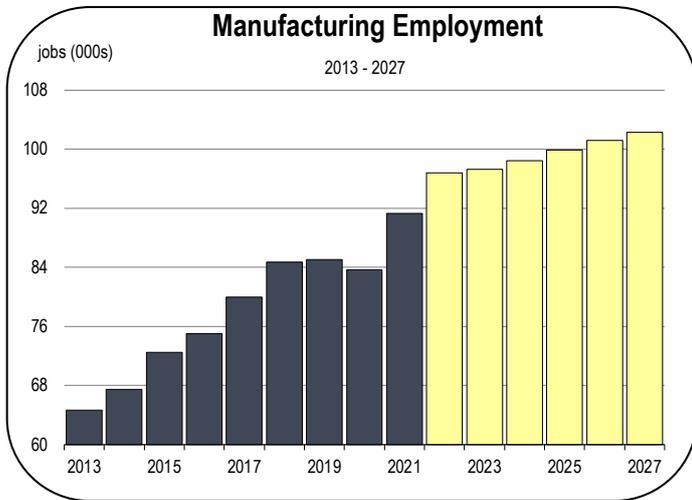
- Over the entire forecast period, job growth in Alameda County will be similar to the Bay Area average.

Construction Employment

- Construction employment rebounded 1.9 percent in 2020 and is on pace to increase 1.0 percent in 2022.
- Expansion of construction jobs over the forecast will be limited due to modest new development activity in the county.



Alameda County Economic Forecast

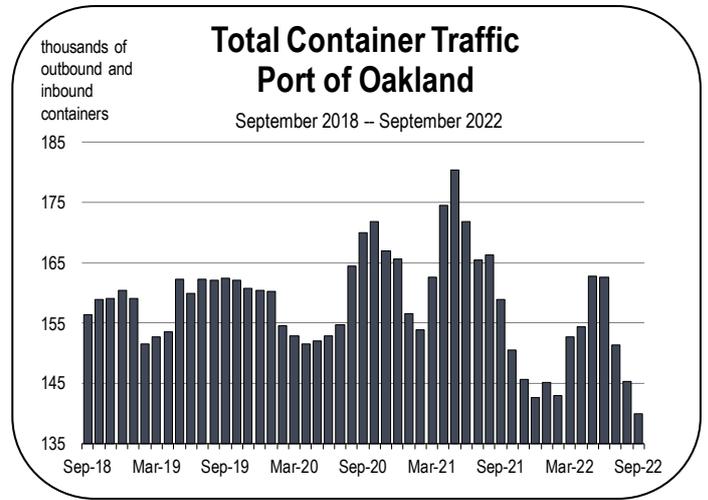
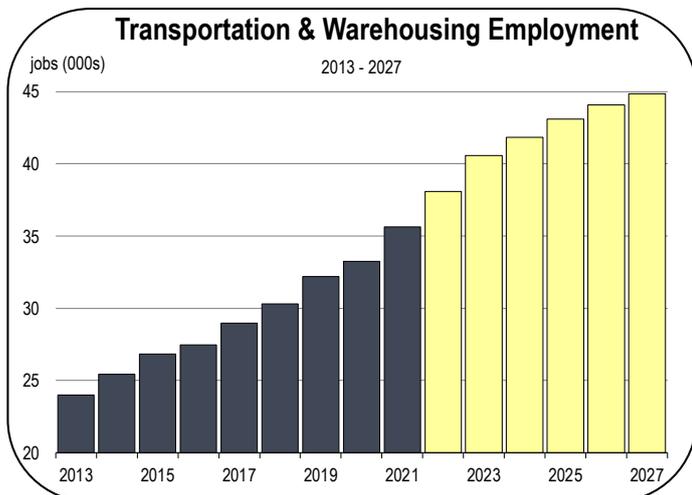


Manufacturing Employment

- Manufacturing employment grew by 9.1 percent in 2021, adding 7,600 jobs.
- Growth is expected to continue in 2022 and beyond, due to the diversity of the advanced manufacturing sector in the County.

Transportation and Warehousing Employment

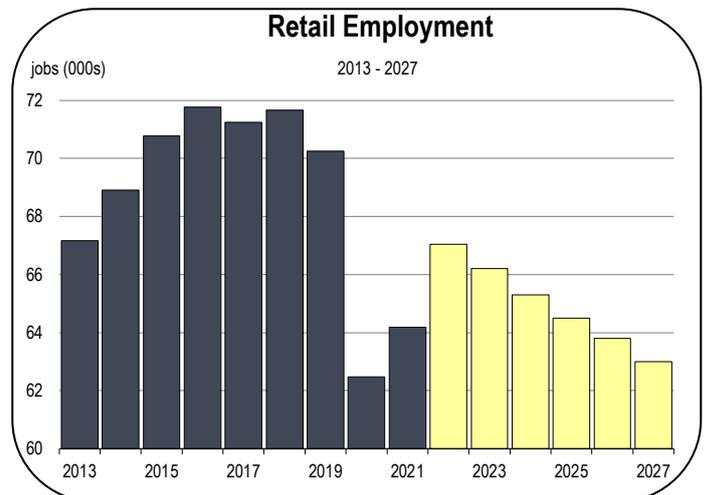
- Most transportation jobs in Alameda County are in trucking and warehousing, where firms deliver goods to and from the Port of Oakland, and store these goods in logistics facilities.
- A high share of Alameda County transportation jobs are in delivery firms like UPS and FedEx, at ground transportation organizations like BART, and at Oakland International and other airports.
- Even though ridership declined by 87 percent, BART, one of the largest employers in Alameda County, did not lay off workers during the pandemic, instead choosing to offer older workers early retirement incentives at the end of the year.



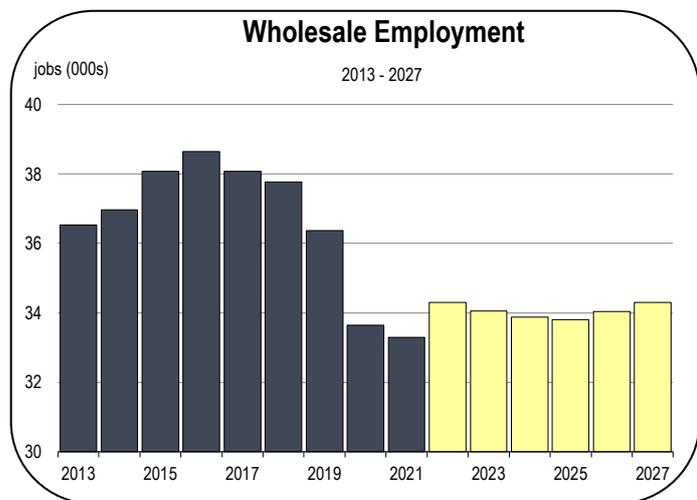
- Trade flows through the Port of Oakland improved steadily through 2021.
- However, in 2022, container volumes have subsided, due to fewer shipments from China and declining domestic demand for foreign goods with the onset of inflationary prices.

Retail Trade Employment

- The retail sector was decimated in 2020, declining by 10 percent and losing 7,100 jobs.
- The sector made a mild comeback in 2021, growing by 2.7 percent and adding 1,700 jobs.
- Retail employment will continue to rebound in 2022 as storefronts open up to higher capacities, but automation and the transition to online shopping will lead to the necessity for fewer retail workers at local brick-and-mortar establishments between 2023 and 2027.



Alameda County Economic Forecast

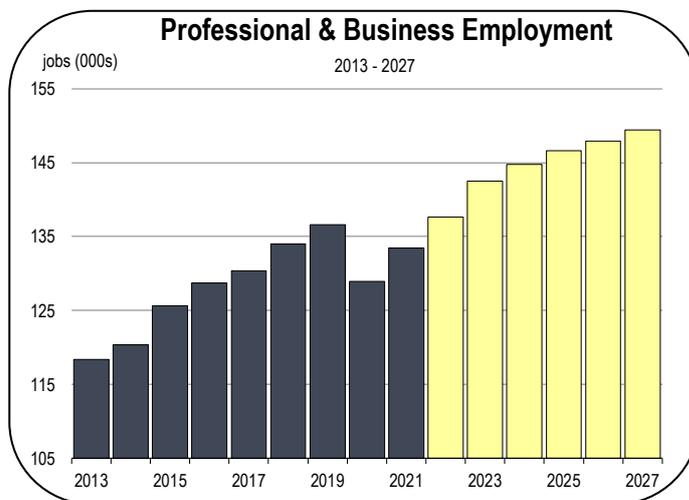
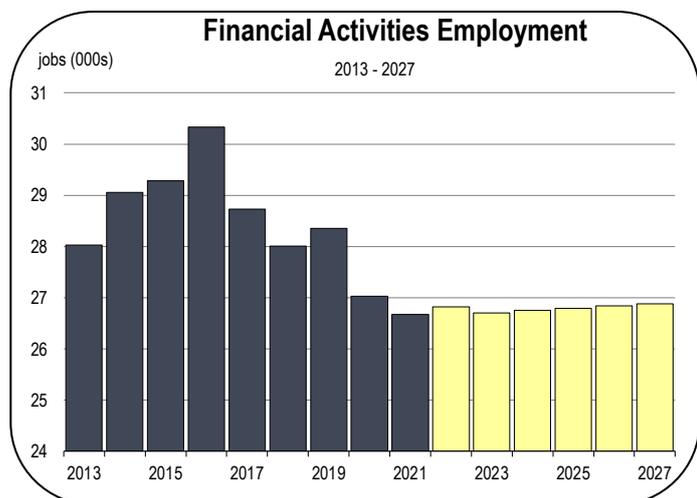


Wholesale Trade Employment

- Wholesale trade employment contracted by 1.0 percent in 2021.
- A rebound in wholesale trade employment is forecast in 2022.
- Due to automation and the consolidation of distribution activities with warehousing and fulfillment centers, direct wholesale brokerage employment opportunities will likely be limited going forward.

Financial Activities Employment

- Financial activities employment contracted by 1.3 percent in 2021, a continuation of the downward trend in total sector employment that has been in place since 2017.
- Consolidations were largest at banks, insurance firms, and car rental agencies.
- The recovery is expected to be relatively slow, with growth concentrated in the real estate services sector.



Professional and Business Services Employment

- Employment in the professional and business services industry grew by 3.5 percent in 2021, adding 4,500 jobs. The industry is on pace to add another 2,400 jobs in 2022, a 1.8 percent increase.
- With workers scheduled to fill offices again during 2023, the forecast calls for a 3.3 percent growth in professional services, IT business support, and administrative support jobs in the County.

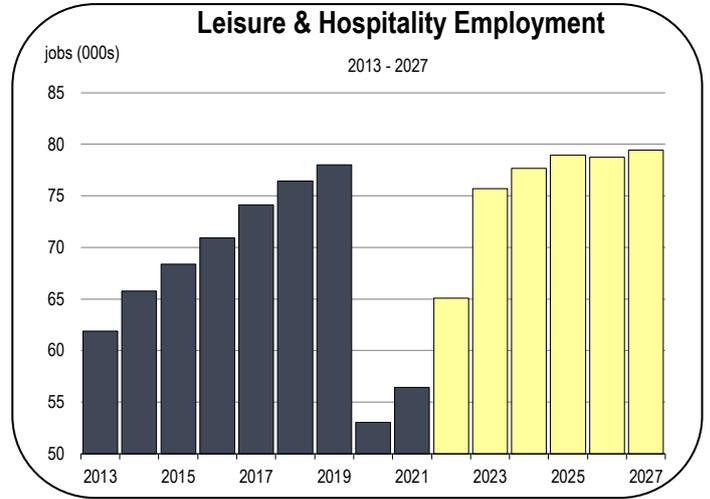
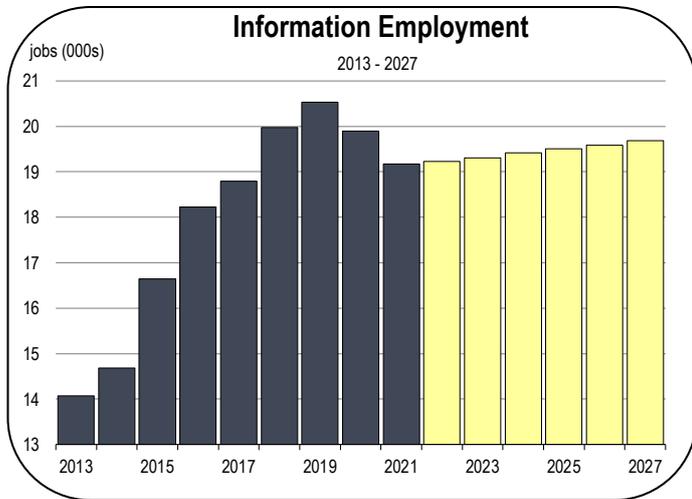
Information Employment

- In Alameda County, the information sector is dominated by software publishers like EMC Corporation, as well as data and Internet service companies like Pandora.
- Layoffs were observed across most subsectors in 2021, including software and Internet/data services.
- Over the forecast period, information services will be among the fastest growing industries in Alameda County, with virtually all growth occurring in software and Internet/data.
- Employment growth is expected to be stagnant in other subsectors, including telecommunications, movie theaters, and newspapers.

Private Education and Healthcare Employment

- The private healthcare and education industries increased employment by 2.7 percent in 2021, adding 3,200 jobs.
- Employment gains were positive in all subsectors, and the health care & social assistance subsector tallied the most with 3,000 jobs.
- Overall, the healthcare and education industry will recover most or all of the pandemic impacted job loss in 2022. Another 3,600 jobs will be created in 2023.

Alameda County Economic Forecast

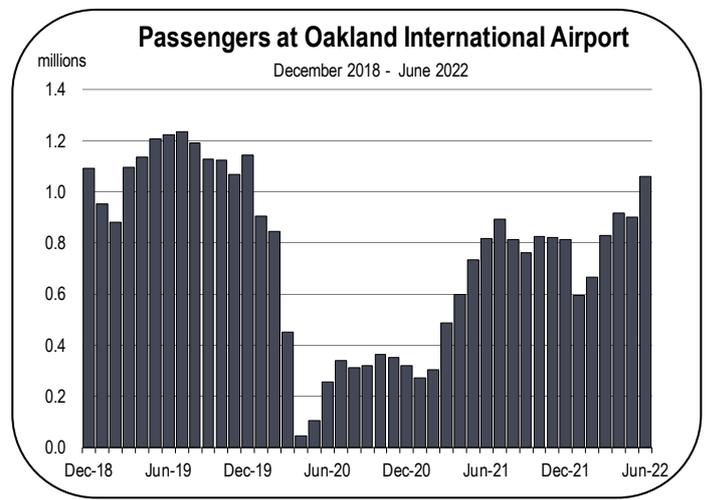
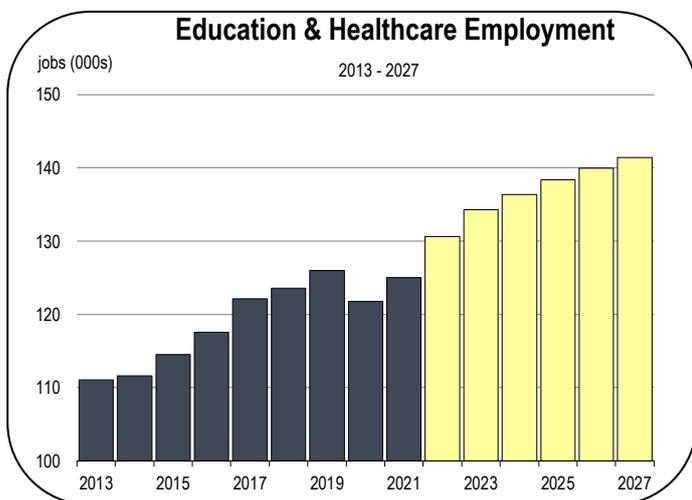


Leisure and Hospitality Employment

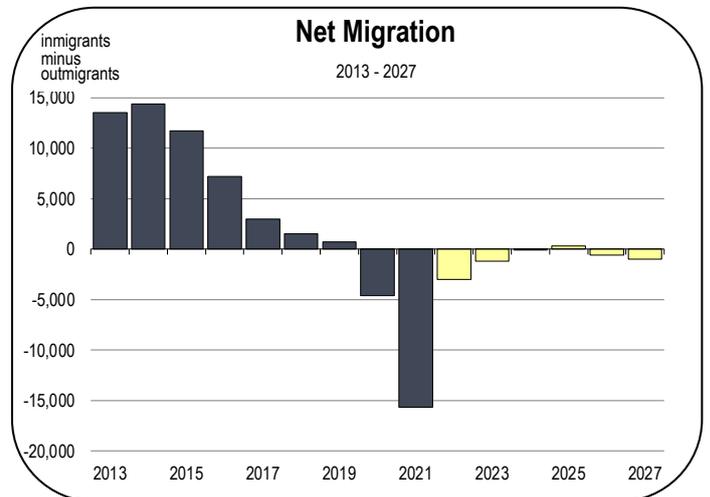
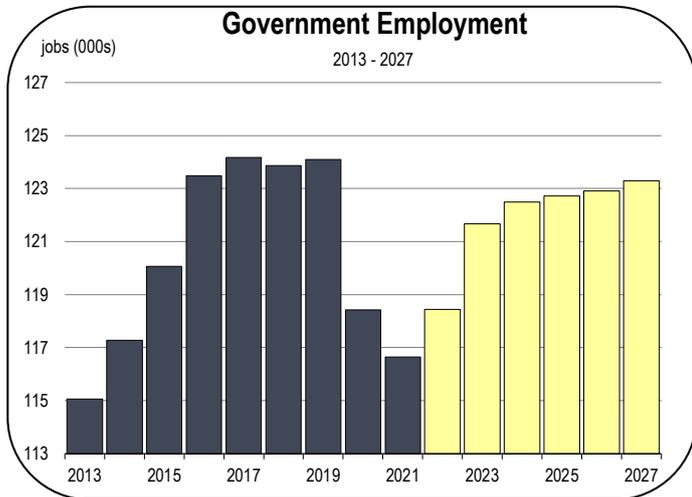
- The leisure and hospitality sector was impacted by restricted business conditions during the pandemic more than any other sector. Consequently, it is taking longer for this industry to recover than others.
- 3,400 jobs were restored in 2021, a gain of 6.4 percent. In 2022, the sector is on pace to rise 15 percent, adding nearly 9,000 jobs to the county’s workforce.
- The outlook for the county has leisure, hospitality, amusement, and recreation employment rising in tandem with the Bay Area economy and the forecast for rising household incomes.
- Visitor and business travel are critical to the leisure and hospitality industry. Passenger traffic through Oakland International Airport is still anemic but began to rebound in the second half of 2022.

Government Employment

- State and local government agencies lost 1,700 jobs during 2021.
- Contractions in local government agencies made up 1,100 lost jobs, while contractions in federal government employment made up 600.
- Many state and local government positions were restored in fiscal 2022 (which began in July 2021) because city tax revenues increased, cities and counties benefited from American Rescue Plan aid, and in-person schools recommenced in the Fall of 2021.
- State and local government employment is forecast to recover by 2023.

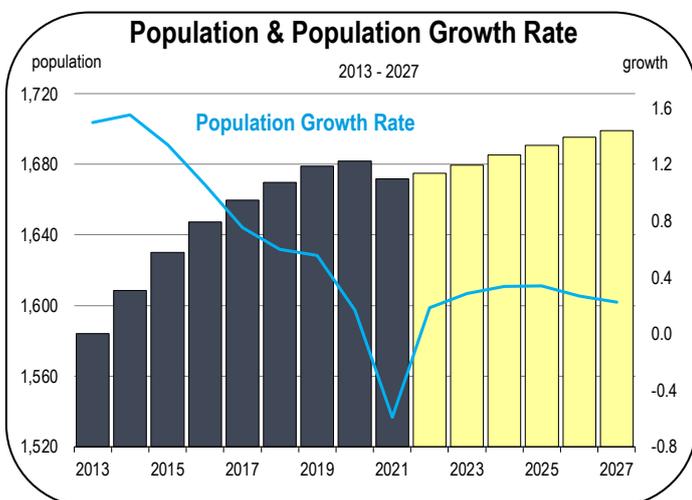


Alameda County Economic Forecast



Population Growth

- The largest single year of net out-migration in Alameda County occurred in 2021.
- Estimated county-wide population declined by 10,000 persons in 2021. As out-migration abates due to the rising demand for jobs and a better economy in 2022, population increases slightly.
- The Alameda County population is expected to expand at an annual rate of 0.3 percent between 2022 and 2027, a slightly faster rate than the Bay Area average.
- Net out-migration will continue over the forecast period, though the extent of the outflow of residents will moderate.

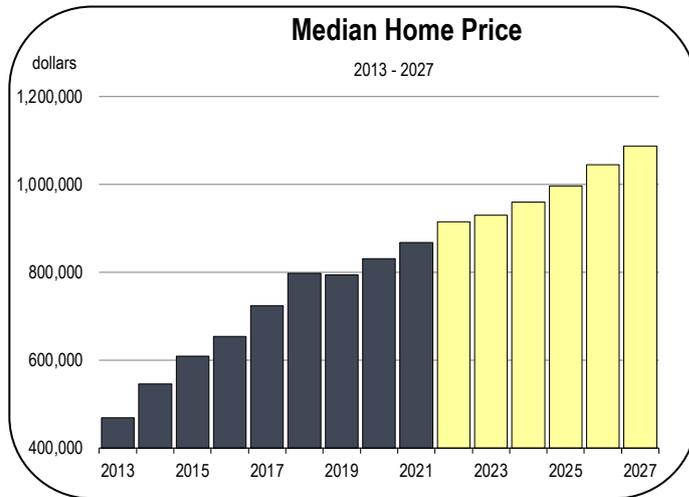
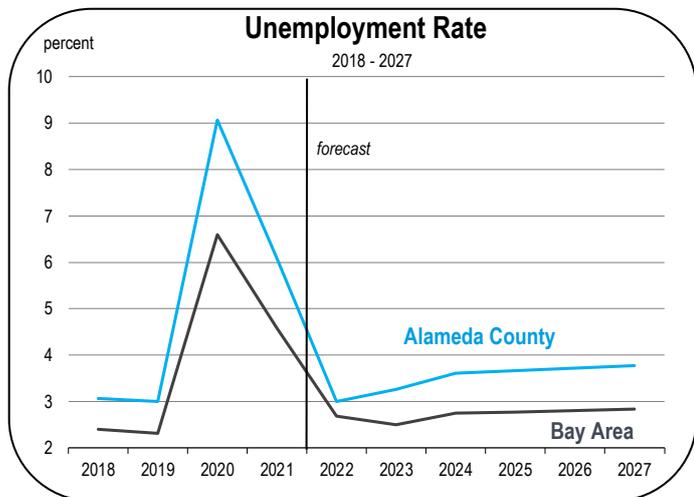


- The relative lack of housing affordability in Alameda County is and will continue to motivate current residents to relocate to alternative locations until a larger supply of affordable homes is produced.
- Plans call for an upsurge in affordable housing over the next several years and this will ease the pressure for residents to leave the county for alternative housing.
- By 2027 the population will gradually rise to 1.7 million residents.

Unemployment and Inflation Rates

- The unemployment rate in Alameda County averaged 6.1 percent in 2021, which was above the composite rate for the Bay Area.
- The unemployment rate is expected to average 3.0 percent in 2022 and 3.3 percent in 2023.
- Inflation soared in 2021 and is expected to remain elevated in 2022 and 2023.
- During 2022 and into 2023, there will be a number of factors that will contribute to higher-than-normal inflation. The most prominent will be:
 - Spending by consumers and the federal government that was especially prolific in 2021 and 2022
 - Global supply chain interruptions (from the pandemic) that have raised the cost of production for many businesses
 - Sharp increases in the cost of housing and energy
 - Labor market recruitment challenges that have led to surging wage increases

Alameda County Economic Forecast

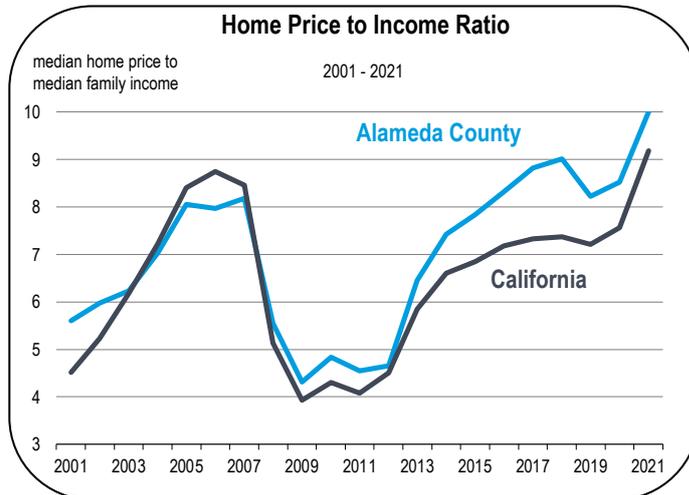
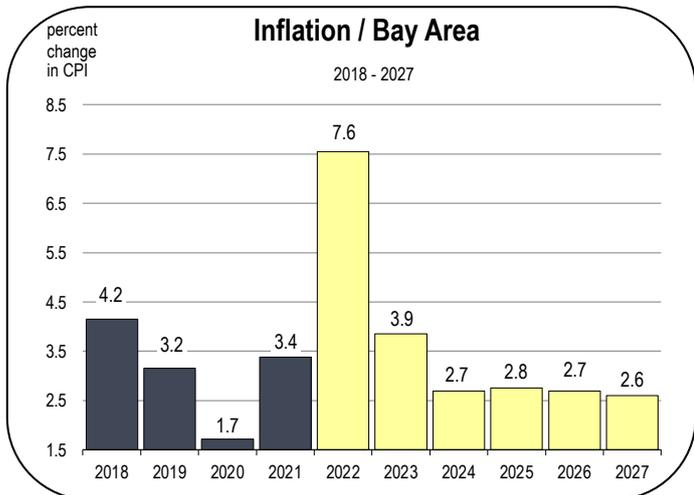


- Combined, these factors have pushed 2022 inflation to its highest rate in 40 years. Ultimately, inflation reduces the purchasing power of households and negatively impacts consumer confidence, limiting the growth potential of the economy in 2022 and 2023.
- However, inflation will gradually decelerate in 2023 as supply chains are restored, and the impending economic slowdown moderates the demand for labor and wage increases. Average inflation rates eventually decline to 3 percent again by 2024.

- The median price has become prohibitively expensive in Alameda County.
- A 20 percent down payment on a typical home in Alameda County approached \$190,000 in 2021, which is out of reach for most households.
- Without a 20 percent down payment, mortgage costs would consume more than 40 percent of income for the typical household, which exceeds most affordability guidelines.
- From 2016 to 2021, an average of 4,700 new homes were started per year in Alameda County.
- Housing production is forecast to average 4,200 homes per year from 2022 to 2027, consisting primarily of apartments and condos.
- In 2016 the Oakland Housing Cabinet planned to produce 17,000 new homes, including 4,760 affordable homes, by 2024. As of 2021 they have produced 16,770 total housing units, 2,449 of those being affordable housing units, and are planning to meet the 2024 goal by the end of 2023.

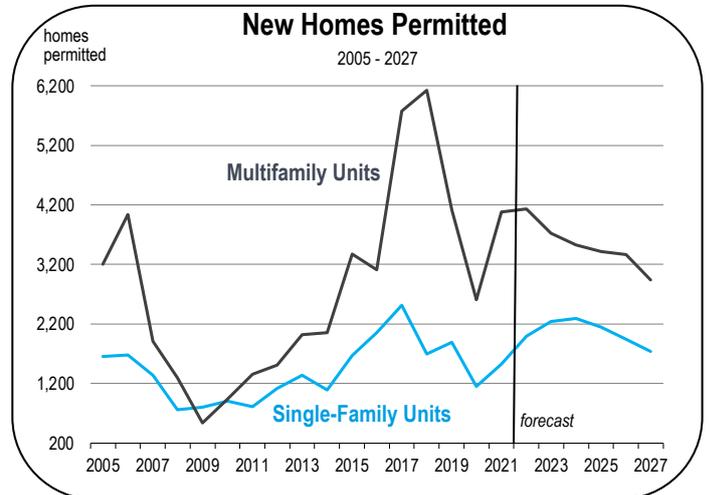
Home Prices and New Housing Production

- In 2021 the median selling price for all homes in Alameda County was \$957,750, an increase of 11 percent from the previous year. The median price for single family detached homes was \$1.24 million. During the first 10 months of 2022, the median selling price for single family detached homes was \$1.34 million, but selling values are declining sharply from May to November 2022.
- The median price is forecast to rise by 5 percent in 2022 (based on actual movement observed in the 10 months of the year) but only 1 to 2 percent in 2023.



Alameda County Economic Forecast

- Alameda County had been assigned to produce of 75,000 residential units by The Association of Bay Area Governments (ABAG) from 2023 to 2031 to fulfill the Regional Housing Needs Assessment allocations. Oakland and Fremont have been assigned 26,251 and 12,897 residential units.
- The Alameda Point project is a proposed development plan to repurpose part of the former Naval Air Station Alameda in East Bay. The plan involves 800 housing units, 600,000 square-foot of commercial space, and 15 acres of parks and public open space.
- Oakland currently has 11 major development projects in its pipeline including:
 - 500 Kirkham Street Mixed-Use
 - 1,032 units
 - 35,000 square-foot retail and commercial space
 - Brooklyn Basin
 - 3,100 units
 - 200,000 square feet commercial space
 - 32 acres of parks and public space
 - Phase 1 of Brooklyn Basin will be complete by mid-2023 with 1,300 units.
 - Phase 2 is scheduled for completion by the end of 2023 with another 1,200 units.
 - Oak Knoll Mixed-Use Community
 - 918 units
 - 86,000 square-foot commercial space



- The Oakland Athletics are currently proposing a brand-new ballpark and adjacent mixed-use development. The new park would house 35,000 people and the development would include 1.77 million square feet. 3,000 residential units and a 400-room hotel is also planned.
- The development site consists of nearly 55 acres encompassing Charles P. Howard Terminal and is located at the Port of Oakland. The Oakland Athletics have committed to privately finance the development.



Proposed Oakland Waterfront Ballpark District

Alameda County Economic Forecast

Economic Indicators

2015-2021 History, 2022-2050 Forecast

	Population (people)	House- holds (thousands)	Net Migration (people)	New Homes Permitted (homes)	Registered Vehicles (thousands)	Personal Income (billions)	Taxable Retail Sales (billions)	Total Taxable Sales (billions)	Real Industrial Production (billions)	Real per Capita Income (dollars)	Unemployment Rate (percent)	Real Farm Production (millions)	Inflation Rate (percent)
2015	1,630,159	557.1	11,697	5,041	1,356	\$100.9	\$17.9	\$29.0	\$22.5	\$74,372	5.9	\$58	2.6
2016	1,647,332	560.8	7,220	5,157	1,339	\$108.1	\$18.6	\$30.1	\$23.3	\$76,555	4.8	\$54	3.0
2017	1,659,750	564.4	2,969	8,290	1,336	\$115.4	\$19.7	\$31.6	\$25.4	\$78,554	4.3	\$52	3.2
2018	1,669,659	569.6	1,518	7,818	1,345	\$124.4	\$21.7	\$33.9	\$25.4	\$80,799	3.7	\$57	4.2
2019	1,678,926	574.0	704	6,006	1,370	\$131.1	\$20.8	\$33.9	\$25.6	\$82,093	3.1	\$44	3.2
2020	1,681,700	579.1	-4,640	3,763	1,332	\$139.5	\$18.9	\$31.1	\$28.9	\$85,742	3.0	\$44	1.7
2021	1,671,741	585.6	-15,663	5,607	1,321	\$146.3	\$22.2	\$36.6	\$30.7	\$87,516	9.1	\$44	3.4
2022	1,674,817	588.6	-3,000	5,727	1,328	\$159.0	\$25.0	\$40.5	\$31.5	\$88,296	6.1	\$44	7.6
2023	1,679,566	590.5	-1,206	5,467	1,329	\$167.0	\$25.7	\$41.9	\$31.8	\$89,023	3.0	\$45	3.9
2024	1,685,166	594.0	-117	5,377	1,342	\$173.6	\$26.1	\$42.6	\$32.5	\$89,824	3.3	\$46	2.7
2025	1,690,878	598.1	324	5,151	1,354	\$182.5	\$26.5	\$43.3	\$33.7	\$91,595	3.6	\$46	2.8
2026	1,695,366	601.7	-620	4,897	1,364	\$191.2	\$27.0	\$44.0	\$34.9	\$93,179	3.7	\$47	2.7
2027	1,699,142	604.9	-1,019	4,273	1,373	\$200.3	\$27.4	\$44.6	\$36.0	\$94,935	3.7	\$47	2.6
2028	1,701,978	607.7	-1,685	3,883	1,383	\$209.8	\$27.8	\$45.3	\$37.1	\$96,734	3.8	\$48	2.6
2029	1,704,714	610.2	-1,614	3,585	1,393	\$218.2	\$28.7	\$46.5	\$37.8	\$97,768	3.8	\$48	2.7
2030	1,707,280	612.5	-1,601	3,467	1,402	\$226.9	\$29.6	\$48.0	\$38.5	\$98,905	3.8	\$48	2.6
2031	1,709,305	614.8	-1,658	3,459	1,412	\$235.6	\$30.4	\$49.3	\$39.2	\$100,049	3.8	\$49	2.5
2032	1,710,755	617.1	-1,666	3,441	1,423	\$244.1	\$31.3	\$50.8	\$39.7	\$100,821	3.8	\$49	2.7
2033	1,711,729	619.4	-1,722	3,418	1,432	\$253.4	\$32.1	\$52.1	\$40.5	\$102,189	3.8	\$49	2.3
2034	1,712,085	621.6	-1,742	3,395	1,440	\$262.8	\$33.0	\$53.5	\$41.1	\$103,359	3.8	\$50	2.5
2035	1,712,008	623.8	-1,716	3,374	1,445	\$272.8	\$34.0	\$55.2	\$41.7	\$104,527	3.8	\$50	2.6
2036	1,711,422	625.9	-1,702	3,354	1,451	\$282.8	\$35.2	\$57.2	\$42.1	\$105,244	3.8	\$50	3.0
2037	1,710,395	627.9	-1,822	3,328	1,456	\$293.2	\$36.4	\$59.1	\$42.5	\$105,902	3.8	\$50	3.1
2038	1,708,925	629.9	-1,795	3,306	1,461	\$304.1	\$37.5	\$61.0	\$43.0	\$106,813	3.8	\$50	2.9
2039	1,707,125	631.9	-1,781	3,286	1,465	\$315.3	\$38.8	\$63.1	\$43.3	\$107,513	3.8	\$51	3.1
2040	1,704,829	633.9	-1,778	3,266	1,467	\$326.6	\$40.0	\$65.0	\$43.7	\$108,258	3.8	\$51	3.0
2041	1,702,102	635.8	-1,746	3,248	1,471	\$338.2	\$41.0	\$66.8	\$44.3	\$109,387	3.8	\$51	2.6
2042	1,699,046	637.6	-1,740	3,229	1,473	\$349.8	\$42.1	\$68.6	\$44.8	\$110,559	3.8	\$51	2.5
2043	1,695,795	639.4	-1,700	3,212	1,475	\$361.6	\$43.3	\$70.4	\$45.4	\$111,773	3.8	\$51	2.4
2044	1,692,352	641.2	-1,695	3,194	1,475	\$373.5	\$44.3	\$72.1	\$46.0	\$113,131	3.8	\$51	2.3
2045	1,688,631	643.0	-1,668	3,176	1,474	\$385.4	\$45.5	\$74.0	\$46.6	\$114,308	3.8	\$51	2.3
2046	1,684,721	644.8	-1,654	3,159	1,472	\$397.2	\$46.7	\$76.0	\$47.0	\$115,293	3.8	\$51	2.4
2047	1,680,668	646.5	-1,532	3,146	1,470	\$409.2	\$47.9	\$78.0	\$47.3	\$116,010	3.8	\$51	2.6
2048	1,676,363	648.2	-1,483	3,132	1,469	\$421.7	\$49.3	\$80.4	\$47.6	\$116,666	3.8	\$51	2.7
2049	1,671,662	649.9	-1,475	3,116	1,468	\$434.6	\$50.7	\$82.6	\$48.0	\$117,689	3.8	\$52	2.4
2050	1,666,539	651.6	-1,467	3,100	1,466	\$447.7	\$52.1	\$84.9	\$48.4	\$118,607	3.8	\$52	2.5

Employment Sectors

2015-2021 History, 2022-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	(thousands of jobs)											
2015	749.5	0.5	40.9	72.5	26.9	108.8	29.3	125.7	16.6	114.5	68.4	120.1
2016	771.9	0.5	43.0	75.0	27.5	110.4	30.3	128.7	18.2	117.6	70.9	123.5
2017	790.3	0.6	45.9	79.9	29.0	109.3	28.7	130.4	18.8	122.2	74.1	124.2
2018	807.5	0.6	49.0	84.7	30.3	109.4	28.0	134.0	20.0	123.6	76.4	123.9
2019	815.2	0.7	49.6	85.0	32.2	106.6	28.4	136.6	20.5	126.0	78.0	124.1
2020	752.0	0.7	46.7	83.7	33.3	96.1	27.0	128.9	19.9	121.8	53.0	118.4
2021	773.6	0.9	47.5	91.3	35.6	97.5	26.7	133.4	19.2	125.0	56.4	116.7
2022	806.3	0.9	48.0	96.8	37.2	101.0	26.8	135.8	19.2	130.6	65.1	118.4
2023	830.6	0.9	48.2	97.3	40.2	100.2	26.7	140.2	19.3	134.2	75.7	121.7
2024	841.5	0.9	48.0	98.4	41.6	99.2	26.8	144.8	19.4	136.3	77.7	122.5
2025	849.0	0.9	47.8	99.9	42.8	98.3	26.8	146.6	19.5	138.3	78.9	122.7
2026	854.2	0.9	47.6	101.2	43.8	97.8	26.8	147.9	19.6	139.9	78.7	122.9
2027	859.6	0.9	47.2	102.3	44.6	97.3	26.9	149.4	19.7	141.3	79.4	123.3
2028	862.3	0.9	46.5	103.1	45.0	97.3	26.9	150.5	19.8	142.8	79.8	123.6
2029	867.0	0.9	45.5	103.8	45.4	97.5	27.0	151.4	19.9	144.2	80.7	123.7
2030	871.7	1.0	44.3	104.4	45.8	97.9	27.0	152.1	19.9	145.7	81.6	123.8
2031	875.9	1.0	44.1	105.0	46.1	98.1	27.1	152.6	20.0	147.0	82.4	124.0
2032	879.9	1.0	43.9	105.4	46.4	98.3	27.1	153.2	20.1	148.4	83.3	124.0
2033	883.4	1.0	43.8	105.8	46.6	98.5	27.2	153.7	20.2	149.7	83.7	124.1
2034	886.6	1.0	43.8	106.0	46.8	98.6	27.2	154.2	20.2	151.0	84.1	124.2
2035	889.8	1.0	43.8	106.3	47.0	98.8	27.3	154.8	20.3	152.3	84.5	124.3
2036	893.0	1.0	43.8	106.4	47.2	99.1	27.3	155.2	20.3	153.5	84.8	124.4
2037	894.9	1.0	43.8	106.6	47.4	99.2	27.3	155.7	20.3	154.7	84.2	124.5
2038	896.8	1.0	43.9	106.7	47.5	99.3	27.4	156.2	20.4	155.9	83.6	124.6
2039	898.5	1.0	43.9	106.8	47.6	99.4	27.4	156.6	20.4	157.1	83.0	124.6
2040	900.0	1.0	43.9	106.9	47.7	99.5	27.5	157.1	20.5	158.2	82.3	124.7
2041	901.5	1.0	43.9	106.9	47.8	99.6	27.5	157.5	20.5	159.3	81.7	124.8
2042	902.8	1.0	43.8	107.0	47.9	99.6	27.5	157.9	20.6	160.4	81.1	124.9
2043	904.2	1.0	43.8	107.0	48.0	99.7	27.6	158.3	20.6	161.5	80.5	125.0
2044	905.5	1.0	43.8	107.0	48.1	99.6	27.6	158.7	20.7	162.5	79.8	125.1
2045	906.7	1.0	43.8	107.1	48.2	99.7	27.7	159.1	20.7	163.5	79.2	125.2
2046	907.9	1.0	43.8	107.1	48.2	99.7	27.7	159.5	20.8	164.5	78.6	125.3
2047	909.9	1.0	43.7	107.2	48.3	99.7	27.7	159.9	20.8	165.5	78.9	125.4
2048	912.1	1.0	43.8	107.2	48.4	99.8	27.8	160.2	20.9	166.4	79.3	125.5
2049	914.3	1.0	43.8	107.2	48.4	99.8	27.8	160.6	20.9	167.3	79.7	125.6
2050	916.2	1.0	43.7	107.3	48.5	99.9	27.8	160.9	21.0	168.2	80.0	125.6

Alameda County Economic Forecast

Socioeconomic Indicators

